



# City of Santa Barbara

## BUILDING HEIGHT LIMITATIONS

### **Building Height Definition:** (SBMC §28.04.120)

The maximum vertical height of a building or structure at all points measured from natural grade. (Natural grade is considered the existing topography prior to proposed construction.)

Architectural elements that do not add floor area to a building, such as chimneys, vents, antennae and towers, are not considered as part of the height of a building.

All other portions of the roof are included in the building height.

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The following diagram shows how the maximum height limitation is determined. This method applies to all zones with different height limits in each zone such as:

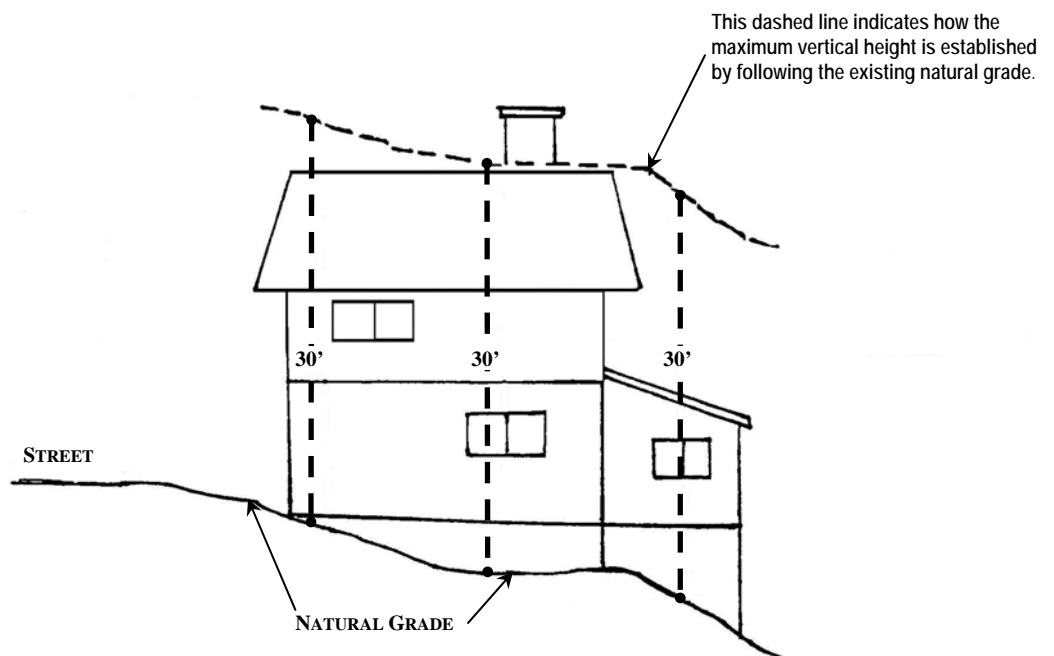
Single & two-family zones	=	30 feet
Multiple family and all other non-residential zones except C-2, C-M, M-1 and OM-1	=	45 feet
C-2, C-M, M-1 and OM-1	=	60 feet

The following diagram shows how the maximum height limitation applies in the single, and two-family residential zones. The same concept applies to all zones, but with different height limits.

The vertical lines represent the maximum height limit of 30'.

The dashed lines connecting the vertical building height lines form the building envelope.

**Note:** The chimney is an architectural projection. Therefore it can project beyond the maximum building height.



THIS SHEET IS FOR INFORMATION ONLY.

This line represents natural grade, where building height is measured.